

**State Board of Review Meeting
National Register of Historic Places
South Carolina Department of Archives and History
State Historic Preservation Office**

Minutes of the July 26, 2019 Meeting

The State Board of Review meeting was held in the Wachovia room of the South Carolina Archives and History Center, 8301 Parklane Road, in Columbia, South Carolina.

Members Present

Mr. William L. Kinney, Jr. (Chairman), Ms. Kathryn Saunders Pemberton (Vice-Chair), Meg Gaillard, Mr. Derek Gruner, Ms. Mary Katherine Hyman, Mr. Chris Judge, Ms. Amy Moore, Dr. Kathryn Silva, and Ms. Patricia Lowe Smith

Members Absent

Dr. A.V. Huff, Jr. and Dr. J. Edward Lee

Call to Order

The chairman called the meeting to order at 10:38 A.M., and welcomed everyone in attendance.

Explanation of Procedure

Mr. Kinney outlined the procedure that would follow for considering each of the nominations, explaining that presenters would have ten minutes for each nomination, to be followed by statements and comments from visitors; questions from board members; uninterrupted board discussion; and a board decision.

Approval of Minutes

The members received the minutes of the March 15, 2019, meeting by mail (or e-mail) in the packets prior to the meeting. Mr. Gruner made a motion to approve the minutes as written, seconded by Ms. Hyman. The motion was approved unanimously.

Introduction of Board Members

Mr. Kinney invited each of the board members to stand and introduce themselves. Each member stated their name and professional affiliations.

Remarks

Mr. Kinney invited Dr. W. Eric Emerson, director of the Department of Archives and History and State Historic Preservation Officer, to offer remarks. Dr. Emerson welcomed

attendees to the South Carolina Archives and History Center and explained the various operations that occurred there.

Mr. Kinney then welcomed Ms. Elizabeth M. Johnson, Deputy State Historic Preservation Officer, for remarks. Ms. Johnson likewise welcomed attendees and introduced the National Register staff present: Dr. Edwin Breeden and Ms. Virginia Harness. Ms. Johnson also recognized other staff present from the State Historic Preservation Office: Mr. Brad Sauls, Supervisor of Survey, Registration, Grants, and Local Government Programs, Ms. Pam Kendrick, Historic Architecture Consultant, Ms. Morgan King-Jones, Electronic Records Archivist, and Ms. Ragan Ramsey, intern.

Consideration of Nominations

Beginning at 10:44, the following nominations were considered:

1. **Robert J. and Lula Ginn House (Anderson, Anderson County)** was presented by Ms. Virginia Harness of the State Historic Preservation Office on behalf of the current property owners, Mr. William L. and Ms. Susan K. Johnson. Mr. Gruner asked what type of roof shingles were originally on the house. Mr. Johnson answered that a previous owner indicated they were originally cedar shakes, later replaced with asphalt. Ms. Moore moved to approve the nomination at the local level of significance, with a second by Ms. Silva. The motion was approved unanimously.
2. **Mosquito Beach Historic District (James Island, Charleston County)** was presented by the preparer, Ms. Brittany V. Lavelle Tulla of BVL Historic Preservation Research. Mosquito Beach resident William “Cubby” Wilder shared memories of the beach and its role as a destination for African Americans across the Lowcountry. He recalled how the beach’s founders hoped to replicate the sort of recreational offerings available at nearby Folly Beach, from which African Americans were banned. He also expressed gratitude to various parties who assisted with the nomination and various efforts to preserve the beach, including Ms. Tulla, Mr. Brad Sauls of the State Historic Preservation Office, and Ms. Katherine Saunders Pemberton of the State Review Board and Historic Charleston Foundation. Mr. Ronald Ladson, who grew up on the beach, likewise thanked those who made the nomination possible and expressed his appreciation for the labor of the beach’s founders. He emphasized the value of memories and expressed hope that this nomination would help preserve memory of the beach for future generations. Speaking for the City of Folly Beach, deputy administrator Aaron Pope expressed support for the nomination, admitting that the City had not always acknowledged its historical connections to Mosquito Beach and wished to support this effort to recognize that history. Ms. Sandra Stovall, a descendant of some of the beach’s founders, recalled that many locals made a point of going to Mosquito Beach after church each Sunday. She described it as a place that brought people together and recalled how the beach was known as far away as Ohio. Another person, who identified herself as the daughter of former resident Ms. Lillian McQueen, expressed her support for the nomination and described hearing stories of the beach from her mother while growing up in California. Mr. Michael Allen, formerly of the National Park Service, expressed support for the nomination and described his involvement in

efforts to preserve the beach. He noted there was a continuing responsibility to acknowledge the importance of places like Mosquito Beach, the significance of which has previously been denied. Ms. Heather Hodges of the Gullah Geechee Heritage Corridor Commission expressed the Commission's support for the nomination as part of its efforts to promote awareness of connections between the Gullah Geechee people and the civil rights movement. Ms. Jannie Harriot, chair of the South Carolina African American Heritage Commission, expressed the Commission's support for the nomination. She added that the number of South Carolina sites recognized for their significance to African American history either through the National Register of Historic Places or State Historical Marker Program has increased from just 26 to more than 300 during the years of the Commission's operation. Mosquito Beach resident Ms. Thelma Gaillard expressed her support for the nomination and noted she owned a property on the beach that was not included in the district due to it falling outside the period of significance. Ms. Saunders Pemberton recused herself from the vote due to her involvement in the nomination on behalf of Historic Charleston Foundation. She recalled how the effort began with Mr. Wilder seeking the Foundation's help to preserve the Pine Tree Hotel and described other related efforts being undertaken to preserve the beach's history. She also mentioned the community's desire that the beach be revitalized for contemporary use. Ms. Moore asked Ms. Tulla to elaborate on how Mosquito Beach's significance compares to other historically segregated African American beaches. Ms. Tulla explained that Riverside Beach in Mount Pleasant was the only one in the area that might have rivalled Mosquito Beach's vibrancy, yet far fewer of its resources were still intact. Mosquito Beach was also distinct for being privately owned by African Americans, not by a public entity. Ms. Moore praised the amount of oral history completed for the project, which Ms. Tulla then indicated was a crucial resource due to the scarcity of written evidence surrounding the beach's history. Mr. Wilder added that if local African Americans wanted to visit a "real" beach, they had to ride several hours in a bus to Atlantic Beach. Ms. Saunders Pemberton reiterated how striking that distance was given that Folly Beach was just minutes away. Ms. Moore made a motion, seconded by Mr. Gruner, for approval of the nomination at the local level of significance. The Board approved the motion unanimously.

3. **Mt. Zion Institute High School (Winnsboro, Fairfield County)** was presented by the preparer Ms. Caroline Wilson, consultant at MacRostie Historic Advisors. Ms. Saunders Pemberton asked if this was a tax credit project, which Ms. Wilson affirmed. Ms. Saunders Pemberton also complimented the overall nomination but suggested that certain sections be reworked before being sent to the National Park Service. She also requested that the construction sequence of each school on the property be clarified. Mr. Judge asked if the site of the late 19th century Mt. Zion school facility was within the proposed nomination boundary. Ms. Wilson said the site was but reiterated that the structure from that period was no longer extant. Ms. Moore asked how the property would be used. Ms. Wilson answered that Fairfield County planned to use it to house various departments and services, including law enforcement, city council, recreation department, and daycare. Ms. Saunders Pemberton made a motion, seconded by Dr. Silva, for approval of the nomination at the local level of significance. The Board approved the motion unanimously.

4. **Greer Downtown Historic District (Boundary Increase) (Greer, Greenville County)** was presented by Ms. Virginia Harness of the State Historic Preservation Office. Ms. Harness explained that this nomination was being done to address a boundary error from the district's original nomination, which placed portions of several contributing buildings outside the district boundary. This nomination would also adjust the boundary to remove one recently demolished building from the district. Ms. Gaillard made a motion to approve the nomination at the local level of significance, seconded by Ms. Hyman. The Board approved the motion unanimously.
5. **Holly Springs School (Belton vicinity, Greenville County)** was presented by the preparer, Dr. Anne Peden of Preservation South, LLC. Rev. James Massey of Holly Springs Baptist Church, which owns the Holly Springs School building, thanked Dr. Peden and the Greenville County Historic Preservation Commission for their efforts to preserve the school. He recalled being told the school dated to at least 1880 and was originally used as a kindergarten where children taught one another while parents worked in the fields. He asked for the review board's support and expressed how much the local neighborhood hoped for the school's nomination. Ms. Jannie Harriot of the South Carolina African American Heritage Commission spoke in support of the nomination and highlighted how the Commission had recently recognized the effort to restore the Holly Springs School with a preservation award. During the board questions, Ms. Smith asked how much of the original framing of the school was intact. Dr. Peden said all the framing except the floor joists was original, and Ms. Smith noted there may be rich opportunities for further research given the preparer's claim that the structure was originally a slave dwelling. Dr. Peden elaborated to say she's confident the structure dates to at least 1850 based partly on genealogical research but conceded that there's no hard evidence for the claim. Ms. Gaillard asked if the school's outhouse was part of the nomination, and Dr. Peden said no. Ms. Gaillard indicated such structures are often of tremendous archaeological value and asked if there were any plans to expand public exposure to the property through field trips or interpretive waysides. Dr. Peden indicated that little funding remained for such projects and explained that the restoration had relied on multiple fundraising efforts as well as donated materials secured by the lead restorer, Mr. Kyle Campbell. Ms. Moore complimented Rev. Massey and the church for caring for the school over the years. Dr. Silva made a motion to approve the nomination at the local level of significance, seconded by Ms. Saunders Pemberton. The Board approved the motion unanimously.
6. **Myrtle Beach Historic District (Myrtle Beach, Horry County)** was presented by the preparer, Ms. Jane Campbell, of Rogers, Lewis, Jackson, Mann & Quinn, LLC. Ms. Mary Jeffcoat of the Myrtle Beach City Council spoke in support of the proposed district, noting it was a key element of a master plan being implemented to revitalize the city's downtown. She noted that while the city has developed a number of such plans over the years, this most recent one is distinguished by the level of local involvement. Ms. Lauren Clever, executive director of the Myrtle Beach Downtown Redevelopment Corporation, also spoke in support of the nomination. She noted that Myrtle Beach's downtown has struggled to keep up with changing

commercial trends but expressed confidence that the nomination would help revitalize this part of the city. Ms. Harness noted that one owner of a contributing building had sent an official letter of objection to the nomination to the State Historic Preservation Office, and that another owner had requested a meeting to address several points of concern. Ms. Harness also noted that the office had received a letter of support from the owner of a noncontributing building and from the office of United States Representative Tom Rice (S.C. 7th district), who represents Myrtle Beach. Mr. Kinney asked the age of a specific building that appeared in Ms. Campbell's presentation, recalling it from his childhood. Ms. Campbell said it dated to the 1930s. Ms. Saunders Pemberton commented on Myrtle Beach's striking growth during the years of significance and asked if all of it could attributed to the work of the Chapin Company. Ms. Campbell answered that much of the growth could be credited to the company but also believed the town benefited from a general popular desire for escape and leisure, particularly during the Great Depression. Ms. Moore indicated being similarly struck by the town's rapid development and asked if Ms. Campbell had any additional thoughts on why such growth occurred in Myrtle Beach as opposed to other locations. Ms. Campbell cited the importance of the nearby railroad, spillover from the nearby and well-established city of Conway; and the attraction of the (no longer extant) Ocean Forest resort hotel. Ms. Hyman made a motion to approve the nomination at the local level of significance, seconded by Ms. Moore. The Board approved the motion unanimously.

7. **Chapin Commercial Historic District (Chapin, Lexington County)** was presented by the preparer, Dr. Eric Plaag, of Carolina Historical Consulting, LLC. Chapin Mayor David Knight spoke in support of the nomination, expressing his gratitude to Dr. Plaag and the Chapin Historical Society for their work on the project. Ms. Pat Lewandowski, granddaughter of early Chapin leader Addison Bostain, recalled how her grandfather took up the mercantile business in Chapin after asking his family if he should pursuing farming or business, and his sons answered mercantile so they would not have to do farm labor. Mr. John Thomason and Ms. Joyce M. ("J.J.") Casey offered support for the nomination on behalf of the Chapin Historical Society, which led efforts to outline the district. Mr. Thomason added that the district was a fitting reflection of Chapin's "quaintness," "smallness," and "charm." Ms. Casey highlighted how work on the nomination has been proceeding for three years and recounted local memories of fishermen counting fish at one of the structures being included. Ms. Harness noted that the State Historic Preservation Office had also received one letter of support for the nomination from Ms. Judy Jarrett, the owner of a contributing building. Ms. Saunders Pemberton made a motion to approve the nomination at the local level of significance, seconded by Ms. Moore. The Board approved the motion unanimously.

Other Business

Mr. Kinney announced the following upcoming Review Board meeting dates:

The fall 2019 meeting is scheduled for Friday, November 15, 2019.

The spring 2020 meeting is scheduled for Friday, March 20, 2020.

The summer 2020 meeting is scheduled for Friday, July 24, 2020.

Adjournment

There being no further business, Mr. Kinney asked for a motion to adjourn. Mr. Gruner made a motion to adjourn the meeting, seconded by Ms. Moore. The meeting adjourned at 12:43 PM.